



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Bill Pease • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Robert Leete • Director – Bill Mayer

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF THE TOWN OF DISCOVERY BAY  
Wednesday August 19, 2020  
REGULAR MEETING 7:00 P.M.**

**NOTICE  
Coronavirus COVID-19**

In accordance with the Governor's Executive Order N-33-20, and for the period in which the Order remains in effect, the Town of Discovery Bay Community Services District Board Chambers will be closed to the public.

To accommodate the public during this period of time that the Board's Chambers are closed to the public, the Town of Discovery Bay Community Services District Board of Directors has arranged for members of the public to observe and address the meeting telephonically.

**TO ATTEND BY TELECONFERENCE:  
Toll-Free Dial-In Number: (877)778-1806  
CONFERENCE CODE 891949**

Download Agenda Packet and Materials at <http://www.todb.ca.gov/>

**REGULAR MEETING 7:00 P.M.**

**A. ROLL CALL AND PLEDGE OF ALLEGIANCE**

1. Call business meeting to order 7:00 p.m.
2. Pledge of Allegiance – Led by Director Kevin Graves
3. Roll Call – All Present.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

None.

**C. CONSENT CALENDAR**

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. Approve DRAFT minutes of regular meeting for August 5, 2020.
2. Approve Register of District Invoices.  
Motion made by Director Bill Mayer to approve items on the Consent Calendar as presented.  
Second by Director Robert Leete.  
Roll Call Vote: Motion Carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0

**D. PRESENTATIONS**

1. Community Center Donation Presentation by Eagle Scout Candidate Bella Krassow.  
Eagle Scout Candidate Bella Krassow was able to raise funds for a Vials of L.I.F.E (Lifesaving Information for Emergencies) event held at the Community Center a few weeks ago. Vials of L.I.F.E is a program that allows individuals to have their complete medical information ready in their home for emergency personnel to reference during an emergency if they are unable to speak. Funds were raised by asking the community for contributions. She handed out 200 vials to the community. She donated left over funds to the Town's Community Center in the amount of \$145.  
President Bill Pease thanked Bella for her community support.  
Director Kevin Graves congratulated Bella for her Eagle Scout achievement.

**E. MONTHLY WATER AND WASTEWATER REPORT – VEOLIA**

**1. Veolia Report – Month of July 2020**

Presentation of Water and Wastewater Operations conducted by Project Manager Gerry Lemus. Veolia Project Manager Gerry Lemus updated the Board with data regarding the safety and productivity of the Water and Wastewater Treatment Plants. He stated that on August 18, 2020 the State of California paid a visit to the Plant for an inspection. Results were great, only suggestion was to provide the State with an update of sample testing results for Well 5B every nine years. Veolia Project Manager Gerry Lemus reported on an increase of water usage for the month of July 2020.

**F. DISCUSSION AND ACTION ITEMS**

**1. Discussion and Possible Action Authorizing Luhdorff & Scalmanini to Perform Engineering and Inspection Services for Well 1B Rehabilitation and Repair in the Amount of \$37,000, and Approving Resolution 2020-18 Adopting a CEQA Exemption, Approving the Project, and Directing Filing of the Notice of Exemption.**

Water Engineer Justin Shobe discussed issues with Well 1B. Performance monitoring of Well 1B has shown decline in capacity which usually indicates a clog. Plan is to do an aggressive rehabilitation which includes two possible options. Option one will be a lower cost, lower quality motor and possibly replacing the pump. Option two includes a higher quality motor at double the cost. Keeping in mind the current signs this well is showing, there is a possibility that the pump will need to be repaired again in approximately five years. It does not make sense to install a 20 year motor if the well pump will not last that long. Water Engineer Justin Shobe's recommendation is to opt for the less expensive motor, creating a well rehabilitation plan, and providing daily oversight for the rehabilitation and a summary report at the cost of \$250,000. With this project, the Town will also require a Professional Service Agreement as authorized by the General Manager, approving Resolution 2020-18 to adopt a CEQA Notice of Exemption, and filing the Notice of Exception with the County Clerk's office.

Motion to approve staff recommendation made by Director Robert Leete

Second by Director Kevin Graves.

Roll Call Vote: Motion Carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0

**2. Discussion and Possible Action Authorizing Luhdorff & Scalmanini to Perform Engineering and Inspection Services for Filter Maintenance and Repairs at Willow Lake and Newport Drive Water Treatment Plants in the Amount of \$68,545, and Approving Resolution 2020-19 Adopting a CEQA Exemption, Approving the Project, and Directing Filing of the Notice of Exemption.**

Water Engineer Justin Shobe advised the Board there are three filters at the Willow Lake Water Treatment Plant and two at the Newport Water Treatment Plant location. In 2019, Loprest Water Treatment Company ran a filter test and inspection and determined that two filters, one at each location, would need to be repaired right away. Loprest also recommended replacing filter media in Newport Filter B and all three filters at Willow Lake. While replacing the media, Loprest advised the Town should replace the underdrain laterals and piping at the same time. Water Engineer Justin Shobe proposed a Professional Service Agreement with Luhdorff & Scalmanini Consulting Engineers to inspect the exterior of all five filters to assess their condition and identify other repairs or re-coating needs. In conjunction to the inspections, Luhdorff & Scalmanini Consulting Engineers will provide a Filter Maintenance Program. Veolia will collect cost estimates from contractors to implement the project while Luhdorff & Scalmanini Consulting Engineers will oversee the inspection. Re-coating and any required repairs of the filter vessels will be contingent on the interior filter inspections. Outside services for coating inspection, pressure vessel inspections and consultations of filter lateral piping will be required. Requested funds for this project are \$218,000. Besides the implementation of a Professional Service Agreement, Water Engineer Justin Shobe is also recommending the Town approve Requisition 2020-19 for CEQA Notice of Exemption, and mailing of the Notice of Exemption to the County Clerk's office.

Director Robert Leete asked for a timeframe for this project to be completed.

Water Engineer Justin Shobe estimated the project can be completed in the next four months.

Director Bill Mayer questioned the possibility of replacing all five filters since they all require replacement.

Water Engineer Justin Shobe indicates the budget allows for two filters and it will also allow the Town to maintain water services without any interruptions to the Town.

Motion made by Director Kevin Graves to follow staff's recommendation to implement contract with Luhdorff & Scalmanini Consulting Engineers and file Notice of Exemption for CEQA with County Clerk's office. Outside services will be accepted as required.

Second by Vice President Bryon Gutow.

Roll Call Vote: Motion Carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0

**3. Discussion and Possible Action Authorizing Luhdorff & Scalmanini to Perform Engineering and Inspection**

for Lakeview Business Plaza and Edgeview Drive Pipelines Replacement Project in the Amount of \$121,032, and Approving Resolution 2020-20 Adopting CEQA Exemptions, Approving the Project, and Directing Filing of the Notice of Exemption.

Water Engineer Justin Shobe notified the Board of two separate piping issues. One is located at the Lakeview Business Plaza and the other is located on Edgeview Drive. Both issues require pipe replacement. The pipe at Lakeview Business Plaza is being replaced due to several breaks which are indicative of the poor condition the pipe is in. The pipe on Edgeview Drive is located under residential driveways, affecting approximately 34 homes. The requested project will reinstall the pipe in the roadway to prevent damage to private properties in the event of any needed repairs. Both projects would be combined to be one project. The merging of these projects will save the Town money and entice bidders with a larger project. Recommendation of Water Engineer Justin Shobe is to authorize Luhdorff & Scalmanini Consulting Engineers to survey the land, create a design of the replacement pipes, address any required permits, assist with bidding and construction as well as conduct testing and paving inspection during the construction. The cost of Luhdorff & Scalmanini Consulting Engineers services for this project is \$121,032. Water Engineer Justin Shobe requested the Board approve General Manager to execute a Professional Service Agreement with Luhdorff & Scalmanini Consulting Engineers and adopt Resolution 2020-20 allowing a CEQA Notice of Exemption be filed with the County Clerk's office.

Motion made by Director Kevin Graves to follow staff's recommendation to combine projects, allow General Manager Mike Davies to execute a contract with Luhdorff & Scalmanini Consulting Engineers and file a Notice of Exemption with the County Clerk's Office.

Second by Director Robert Leete.

Roll Call Vote: Motion Carried – AYES: 5, NOES: 0, ABSTAINED: 0, ABSENT: 0

**G. MANAGER'S REPORT**

General Manager Mike Davies gave the Board an update regarding the east to west traffic on Highway 4. He spoke to Assemblyman Jim Frazier's office regarding the possibility of posting a speed limit sign and was told that a study of that location will not be done at this time.

**H. CORRESPONDENCE RECEIVED**

The Board received a letter today from Director Robert Leete advising of his resignation from his role as Town Director effective September 3, 2020.

**I. FUTURE AGENDA ITEMS**

Director Kevin Graves stated that he would like to have, at the next meeting, a Discussion and Possible Action about the progress of the pool plans and discussion of correspondence of the current pool contractor as an Agenda Item.

**J. OPEN SESSION DISCLOSURE OF CLOSED SESSION AGENDA**

(Government Code Section 54957.7)

Closed session began at 7:42 p.m.

**K. CLOSED SESSION:**

1. Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8  
Property: 1535 Discovery Bay Boulevard, Discovery Bay, CA 94505 (APN 008-200-010)  
Agency Negotiator: Bill Pease/Mike Davies/Rod Attebery  
Negotiating Parties: East Contra Costa Fire Protection District  
Under Negotiation: Price and Terms
2. Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8  
Property: APN 008-540-028  
Agency Negotiator: Bill Pease/Mike Davies/Rod Attebery  
Negotiating Parties: Lodgepole Investments, LLC  
Under Negotiation: Price and Terms
3. Conference with Labor Negotiator Pursuant to Government Code Section 54957.6  
Agency Designated Representative: Michael R. Davies  
Unrepresented Employee: All TODB Employees

**L. RETURN TO OPEN SESSION; REPORT ON CLOSED SESSION**

(Government Code Section 54957.1)

Closed session concluded at 8:06 p.m. with no reportable action.

**M. ADJOURNMENT**

1. Adjourn at 8:06 p.m. to the regular meeting on September 2, 2020 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."

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